

185.0

0001

0004.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

645,100 /

645,100

645,100 /

645,100

645,100 /

645,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
283		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KANE MARGARET & MICHAEL	
Owner 2:	
Owner 3:	

Street 1: 283 FLORENCE AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 7,590 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 1760 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7590		Sq. Ft.	Site		0	70.	0.85	7									453,390						453,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7590.000	191,700		453,400	645,100		124216
							GIS Ref
							GIS Ref
							Insp Date
							07/21/18

PREVIOUS ASSESSMENT								Parcel ID	185.0-0001-0004.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2020	101	FV	191,700	0	7,590.	453,400	645,100	645,100	Year End Roll	12/18/2019
2019	101	FV	205,800	0	7,590.	453,400	659,200	659,200	Year End Roll	1/3/2019
2018	101	FV	205,800	0	7,590.	382,100	587,900	587,900	Year End Roll	12/20/2017
2017	101	FV	205,800	0	7,590.	349,800	555,600	555,600	Year End Roll	1/3/2017
2016	101	FV	205,800	0	7,590.	297,900	503,700	503,700	Year End	1/4/2016
2015	101	FV	169,700	0	7,590.	259,100	428,800	428,800	Year End Roll	12/11/2014
2014	101	FV	169,700	0	7,590.	239,600	409,300	409,300	Year End Roll	12/16/2013
2013	101	FV	169,700	0	7,590.	228,000	397,700	397,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KANE WILLIAM	1139-138		4/7/1995		106,600	No	No	A	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
8/29/2017	1098	Re-Roof	8,000	C					7/21/2018	MEAS&NOTICE	HS	Hanne S											
11/18/2008	1423	Manual	2,500					install wood stove	11/12/2008	Meas/Inspect	336	PATRIOT											
									4/27/2000	Inspected	264	PATRIOT											
									1/13/2000	Mailer Sent													
									1/5/2000	Measured	163	PATRIOT											
									12/1/1981		MM	Mary M											

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	21 - Split Level			Full Bath:	1	Rating:	Average									Sum Area By Label : WDK = 100 FFL = 1184 LLV = 576 BMT = 560			
Sty Ht:	1 - 1 Story			A Bath:		Rating:													
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:													
Foundation:	1 - Concrete			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average												
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%		OthrFix:		Rating:													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average												
Color:	WHITE			A Kits:		Rating:													
View / Desir:				Fpl:	1	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1959	Eff Yr Blt:		Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct:	G10	Fact:	.	Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION															
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%												
Prim Int Wall:	1 - Drywall			Functional:		%													
Sec Int Wall:		%		Economic:	L - Location	10.	%												
Partition:	T - Typical			Special:		%													
Prim Floors:	3 - Hardwood			Override:		%													
Sec Floors:		%		Total:	37.9	%													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY															
Subfloor:				Basic \$ / SQ:	95.00														
Bsmnt Gar:				Size Adj.:	1.35000002														
Electric:	3 - Typical			Const Adj.:	0.99989998														
Insulation:	2 - Typical			Adj \$ / SQ:	128.237														
Int vs Ext:	S			Other Features:	75618														
Heat Fuel:	1 - Oil			Grade Factor:	1.00														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100	% AC:	100	LUC Factor:	1.00														
Solar HW:	NO	Central Vac:	NO	Adj Total:	308763														
% Com Wall:		% Sprinkled:		Depreciation:	117021														
				Deprecated Total:	191742														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 185.0-0001-0004.A										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101							
More: N	Total Yard Items:					Total Special Features:								Total:					
																			